

TO: Planning Commission
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: August 16, 2016
SUBJECT: Case #16-08, CUP to allow a Medical Clinic at 1963 Robert



City of West St. Paul

REQUEST

MedExpress Urgent Care is requesting a Conditional Use Permit to allow a Medical Clinic at 1963 Robert St. The proposed use will occupy the southern half of the recently constructed building (Aspen Dental occupies the northern half).

Attachments:

Application Package
Notice



EXISTING LAND USES

The subject property consists of a two-tenant commercial building. All adjacent properties consist of commercial uses.

ZONING

The subject property and all adjacent properties are zoned B-3, General Business.

ANALYSIS

Zoning Ordinance

Section 153.141(i) of the Zoning Ordinance requires a Conditional Use Permit to allow a Medical Office in a B3 District (all uses in the B1 are also allowed in the B3):

153.141 CONDITIONAL USES.

Within the B-1 Limited Business District, no structure or land shall be used for the following uses, except by conditional use permit:

(l) Dental or medical office or clinic

Proposal

The applicant is proposing to occupy the remaining 4,590 sq. ft. of the recently constructed 8,190 sq. ft. building. Per the attached narrative, the proposed urgent care clinic will provide walk-in patient services that treat illnesses and injuries along with wellness and prevention services. MedExpress treats common illness, such as cold, flu, rashes, and minor surgical procedures with no overnight stays. The proposed use will be open seven days a week from 8 am to 8 pm. There will typically be 6-8 employees daily.

Parking

The approved site plan for the site includes a total of 37 parking stalls. In addition, a Variance was approved for four additional stalls (providing a total of 41 stalls for parking requirements). The existing Dental Clinic (3600 sq. ft.) requires a total of 18 parking stalls and the proposed Clinic (4,560 sq. ft.) requires a total of 23 parking stalls which equals the 41 approved stalls. In addition to the parking stalls provided on-site, parking is allowed on Crusader Ave.

According to the applicant, their clinics average around 30 patients a day (open 12 hours) which equates to 3 patients an hour. In addition, they average around 6-8 employees per 12 hour shift. As a result, Staff is not concerned about parking.

Review

Staff believes that the proposed use is a good complementary use to the existing tenant, Aspen Dental, and does not foresee any issues or conflict with adjacent uses.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a MEDICAL CLINIC in a B3 District at 1963 Robert St. subject to the following conditions:

1. The applicant shall apply for applicable building and sign permits for the tenant finish.